

# State of Florida



## Department of State

I certify the attached is a true and correct copy of the complete file of 1900 OFFICE BUILDING, LLC, a limited liability company, organized under the laws of the State of Florida, as shown by the records of this office.

The document number of this company is L16000095029.



CR2E022 (01-11)

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Tenth day of August, 2023

  
Cord Byrd  
Secretary of State

AO386-C  
**GOVERNMENT  
EXHIBIT**

CASE  
NO. 22-cr-20114-KMW

EXHIBIT  
NO. 13-5

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

**L16000095029  
FILED 8:00 AM  
May 16, 2016  
Sec. Of State  
tbrown**

**Article I**

The name of the Limited Liability Company is:  
1900 OFFICE BUILDING, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
1902 SW 22 STREET  
MIAMI, FL. 33145

The mailing address of the Limited Liability Company is:  
1902 SW 22 STREET  
MIAMI, FL. 33145

**Article III**

The name and Florida street address of the registered agent is:  
TOMAS KUCERA PA  
255 UNIVERSITY DR  
CORAL GABLES, FL. 33134

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: TOMAS KUCERA

### **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
TAMARA DEVOS  
1902 SW 22 STREET  
MIAMI, FL. 33145 US

**L16000095029**  
**FILED 8:00 AM**  
**May 16, 2016**  
**Sec. Of State**  
tbrown

Signature of member or an authorized representative

Electronic Signature: TAMARA DEVOS

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

DOCUMENT# L16000095029

Entity Name: 1900 OFFICE BUILDING, LLC

Current Principal Place of Business:

1902 SW 22 STREET  
MIAMI, FL 33145

Current Mailing Address:

1902 SW 22 STREET  
MIAMI, FL 33145

FEI Number: 81-2817720

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

TOMAS KUCERA PA  
255 UNIVERSITY DR  
CORAL GABLES, FL 33134 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR  
Name DEVOS, TAMARA  
Address 1902 SW 22 STREET  
City-State-Zip: MIAMI FL 33145

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: TAMARA DEVOS

MANAGER

03/23/2017

Electronic Signature of Signing Authorized Person(s) Detail

Date



2018 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L16000095029

Entity Name: 1900 OFFICE BUILDING, LLC

Current Principal Place of Business:

1902 SW 22 STREET  
MIAMI, FL 33145

Current Mailing Address:

1902 SW 22 STREET  
MIAMI, FL 33145

FEI Number: 81-2817720

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

TOMAS KUCERA PA  
255 UNIVERSITY DR  
CORAL GABLES, FL 33134 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR  
Name DEVOS, TAMARA  
Address 1902 SW 22 STREET  
City-State-Zip: MIAMI FL 33145

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: TAMARA DEVOS

MGR

04/25/2018

Electronic Signature of Signing Authorized Person(s) Detail

Date

DOCUMENT# L16000095029

**Entity Name:** 1900 OFFICE BUILDING, LLC

**Current Principal Place of Business:**

1902 SW 22 STREET  
MIAMI, FL 33145

**Current Mailing Address:**

1902 SW 22 STREET  
MIAMI, FL 33145

**FEI Number:** 81-2817720

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

TOMAS KUCERA PA  
255 UNIVERSITY DR  
CORAL GABLES, FL 33134 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Authorized Person(s) Detail :**

Title MGR  
Name DEVOS, TAMARA  
Address 1902 SW 22 STREET  
City-State-Zip: MIAMI FL 33145

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** TAMARA DEVOS

04/15/2019

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_  
Date

DOCUMENT# L16000095029

**Entity Name:** 1900 OFFICE BUILDING, LLC

**Current Principal Place of Business:**

14 NE 1ST AVENUE  
1401  
MIAMI, FL 33132

**Mar 03, 2020**  
**Secretary of State**  
**3185444630CC**

**Current Mailing Address:**

PO BOX 450447  
MIAMI, FL 33245-0447 US

**FEI Number:** 81-2817720

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

QUICK BOOKKEEPING OF DORAL LLC  
7791 NW 46TH STREET  
109  
DORAL, FL 33166 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** ALEJANDRO DIAZ

03/03/2020

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title MGR  
Name YCAZA, JOSE LUIS  
Address 14 NE 1ST STREET  
1401  
City-State-Zip: MIAMI FL 33132

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** JOSE LUIS YCAZA

MANAGER

03/03/2020

Electronic Signature of Signing Authorized Person(s) Detail

Date

DOCUMENT# L16000095029

**Entity Name:** 1900 OFFICE BUILDING, LLC

**Current Principal Place of Business:**

175 SW 7TH STREET  
2416  
MIAMI, FL 33130

**Current Mailing Address:**

PO BOX 450447  
MIAMI, FL 33245-0447 US

**FEI Number:** 81-2817720

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

QUICK BOOKKEEPING OF DORAL LLC  
7791 NW 46TH STREET  
109  
DORAL, FL 33166 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** ALEJANDRO DIAZ

04/28/2021

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title MGR  
Name YCAZA, JOSE LUIS  
Address 175 SW 7TH STREET  
2416  
City-State-Zip: MIAMI FL 33130

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** JOSE LUIS YCAZA

MANAGER

04/28/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date



h16000095029

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

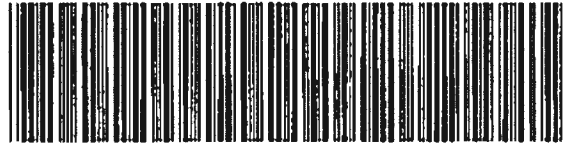
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



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04/22/22--01018--015 ++55.00

FILED  
2022 APR 22 PM 3:57  
TALLAHASSEE, FL

COVER LETTER

TO: Registration Section  
Division of Corporations

SUBJECT: 1900 Office Building, LLC  
Name of Limited Liability Company

Dear Sir or Madam:

The enclosed Statement of Authority and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Omar Ortega

Name of Person

Dorta & Ortega, P.A.

Firm/Company

3860 SW 8<sup>th</sup> Street, Third Floor

Address

Coral Gables, Florida 33134

City/State and Zip Code

oortega@dortaandortega.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Omar Ortega

Name of Person

at ( 305 ) 461-5454

Area Code

Daytime Telephone Number

**Mailing Address:**

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address:**

Registration Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

CR2E138 (2/14)

STATEMENT OF AUTHORITY

Pursuant to section 605.0302(1), Florida Statutes, this limited liability company submits the following statement of authority:

FIRST: The name of the limited liability company is: 1900 Office Building, LLC

2022 APR 22 PM 3:57  
STATE  
TALLAHASSEE, FL

SECOND: The Florida Document Number of the limited liability company is: 116000095029

THIRD: The street address of the limited liability company's principal office is:

175 SW 7th Street

2416

Miami, Florida 33130

The mailing address of the limited liability company's principal office is:

P.O. Box 450447

Miami, Florida 33245-0447

FOURTH: This statement of authority grants or sets limitations of authority on all persons having the status or position of a person in a company, whether as a member, transferee, manager, officer or otherwise or to a specific person on the following:

1. May execute an instrument transferring or encumbering real property held in the name of the company.

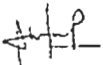
a. Granted to: John C. Polit, Sole Member

b. No authority granted to: Jose Luis Ycaza, Manager

2. May enter into other transactions on behalf of, or otherwise act for or bind, the company.

a. Granted to: John C. Polit, Sole Member; Jose Luis Ycaza, Manager

b. No authority granted to: \_\_\_\_\_



Signature of authorized representative

John C. Polit

Typed or printed name of signature

Filing Fee: **\$25.00**

Certified Copy: **\$30.00 (optional)**

CR2E138 (2/14)

DOCUMENT# L16000095029

Entity Name: 1900 OFFICE BUILDING, LLC

Current Principal Place of Business:

175 SW 7TH STREET  
2416  
MIAMI, FL 33130

Current Mailing Address:

PO BOX 450447  
MIAMI, FL 33245-0447 US

FEI Number: 81-2817720

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

QUICK BOOKKEEPING OF DORAL LLC  
7791 NW 46TH STREET  
109  
DORAL, FL 33166 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ALEJANDRO DIAZ

09/16/2022

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR  
Name YCAZA, JOSE LUIS  
Address 175 SW 7TH STREET  
2416  
City-State-Zip: MIAMI FL 33130

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JOSE LUIS YCAZA

MANAGING DIRECTOR

09/16/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date

L16000095029

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

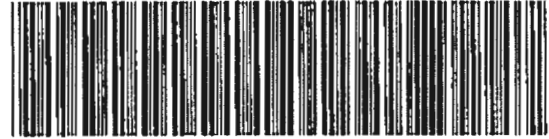
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



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01/18/23--01015--018 \*\*25.00

01/18/23 01:01:51



**ARTICLES OF AMENDMENT  
TO  
ARTICLES OF ORGANIZATION  
OF**

1900 OFFICE BUILDING, LLC

(Name of the Limited Liability Company as it now appears on our records.)  
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on 05/16/2016 and assigned  
Florida document number L16000095029.

This amendment is submitted to amend the following:

**A. If amending name, enter the new name of the limited liability company here:**

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

**B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:**

Name of New Registered Agent:

DORTA & ORTEGA, P.A.

New Registered Office Address:

3860 SW 8th Street, PH

*Enter Florida street address*

Coral Gables

*City*

Florida 33134

*Zip Code*

**New Registered Agent's Signature, if changing Registered Agent:**

*I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.*

If Changing Registered Agent, Signature of New Registered Agent

If amending Authorized Person(s) authorized to manage, enter the title, name, and address of each person being added or removed from our records:

MGR = Manager

AMBR = Authorized Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
MGR	Jose Luis Yeaza	175 SW 7TH STREET #2416 MIAMI, FL 33130	<input type="checkbox"/> Add
			<input checked="" type="checkbox"/> Remove
			<input type="checkbox"/> Change
MGR	Ecco Property Management, LLC	2050 Coral Way, Suite 511 Miami, Florida 33145	<input checked="" type="checkbox"/> Add
			<input type="checkbox"/> Remove
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## COVER LETTER

TO: Registration Section  
Division of Corporations

SUBJECT: 1900 OFFICE BUILDING, LLC

Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

John Polit

Name of Person

1900 OFFICE BUILDING, LLC

Firm/Company

175 SW 7TH ST #2416

Address

MIAMI, FL 33130

City/State and Zip Code

john@thebuildco.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Omar Ortega

305 461-5454  
at ( )

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:

☒ \$25.00 Filing Fee

☐ \$30.00 Filing Fee &  
Certificate of Status

☐ \$55.00 Filing Fee &  
Certified Copy  
(additional copy is enclosed)

☐ \$60.00 Filing Fee,  
Certificate of Status &  
Certified Copy  
(additional copy is enclosed)

**Mailing Address:**

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address:**

Registration Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

**D. If amending any other information, enter change(s) here: (Attach additional sheets, if necessary.)**

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**E. Effective date, if other than the date of filing:** \_\_\_\_\_ (optional)

(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b)

**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of: (b) The 90th day after the record is filed.

Dated January 10, 2023



\_\_\_\_\_  
Signature of a member or authorized representative of a member

John Polit

Typed or printed name of signee

**Filing Fee: \$25.00**

DOCUMENT# L16000095029

**Entity Name:** 1900 OFFICE BUILDING, LLC

**Current Principal Place of Business:**

2050 CORAL WAY  
SUITE 511  
MIAMI, FL 33145

**Current Mailing Address:**

2050 CORAL WAY  
SUITE 511  
MIAMI, FL 33145 US

**FEI Number:** 81-2817720

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

QUICK BOOKKEEPING OF DORAL LLC  
7791 NW 46TH STREET  
109  
DORAL, FL 33166 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** ALEJANDRO DIAZ

02/04/2023

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title MANAGER  
Name ECCO PROPERTY MANAGEMENT LLC  
Address 2050 CORAL WAY  
SUITE 511  
City-State-Zip: MIAMI FL 33145

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** JOHN POLIT

PRESIDENT

02/04/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date





**CERTIFICATION OF PUBLIC RECORD  
PURSUANT TO FED. R. EVID. 902(4)**

I, RoseAnn Varnadore, Bureau Chief for Commercial Information Services, Custodian of Records for the Division of Corporations, Florida Department of State, hereby certify that the attached are true copies of all filings of 1900 OFFICE BUILDING, LLC, document number L16000095029 a limited liability company organized under the laws of the State of Florida, as shown by the official records on file with said Division.

A handwritten signature in black ink, reading "RoseAnn Varnadore".

RoseAnn Varnadore  
August 11, 2023

